

FOR SALE/LEASE

# EPC ERIN RIDGE PLAZA

910, 1115 St. Albert Trail,  
St. Albert, AB

**RETAIL UNITS AVAILABLE  
FOR SALE/LEASE**

**1,109 & 1,977 SF AVAILABLE FOR SALE**

**1,023 & 1,378 SF AVAILABLE FOR SALE/LEASE**

**Cushman & Wakefield Edmonton**

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**Gary Killips**

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**Cody Miner**

Sales Assistant  
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# THE OPPORTUNITY

- Retail Shopping Centre strategically located along St. Albert Trail.
- Come join a wide variety of Tenants/Retailers including: Cure MD, Erin Ridge Children's Academy, Wild Wing, Fast Fired by Carbone, Basha Donair, Tandoori Fusion and many others!
- Easy access from St. Albert Trail which sees an average of 40,226 vehicles per day.
- High exposure signage opportunities available.
- CC Corridor Commercial Zoning allows for a large variety of uses.
- 227 parking stalls available.

**LEASE RATE:**  
Market

**ESTIMATED ADDITIONAL RENT (2024):**  
\$16.50/SF

**ZONING:**  
CC Corridor  
Commercial Zoning

**NEIGHBOURHOOD:**  
Erin Ridge North







**FOR SALE/LEASE**

**UNIT 430: 1,023 SF**

**\$475,000.00**



**FOR SALE**

**UNIT 250: 1,109 SF**

**\$595,000.00**



**FOR SALE/LEASE**

**UNIT 620: 1,378 SF**

**\$657,000.00**



**FOR SALE**

**UNIT 410-420: 1,977 SF**

**\$1,100,000.00**



# DEMOGRAPHICS



## POPULATION

1KM	3KM	5KM
2,569	25,981	56,740



## AVERAGE INCOME

1KM	3KM	5KM
\$153,087	\$183,695	\$177,761



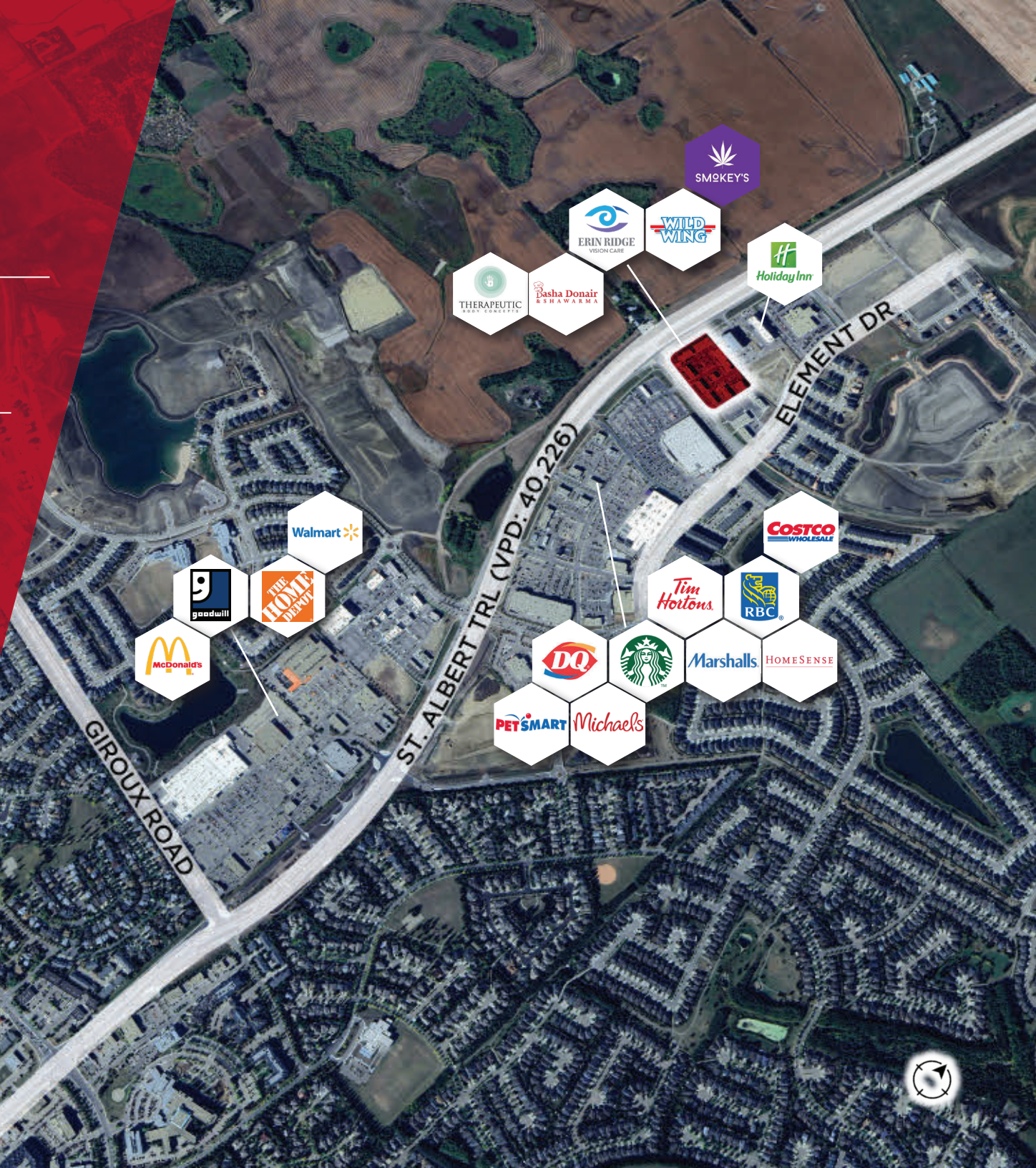
## HOUSEHOLDS

1KM	3KM	5KM
857	8,638	19,745



## VEHICLES PER DAY

40,226 on St. Albert Trail (2023)  
 18,440 on Giroux Road (2023)  
 4,736 on Element Drive (2023)





# FLOOR PLAN



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